

---

# Montclair April 2024 Properties For Sale

---

PREPARED BY:



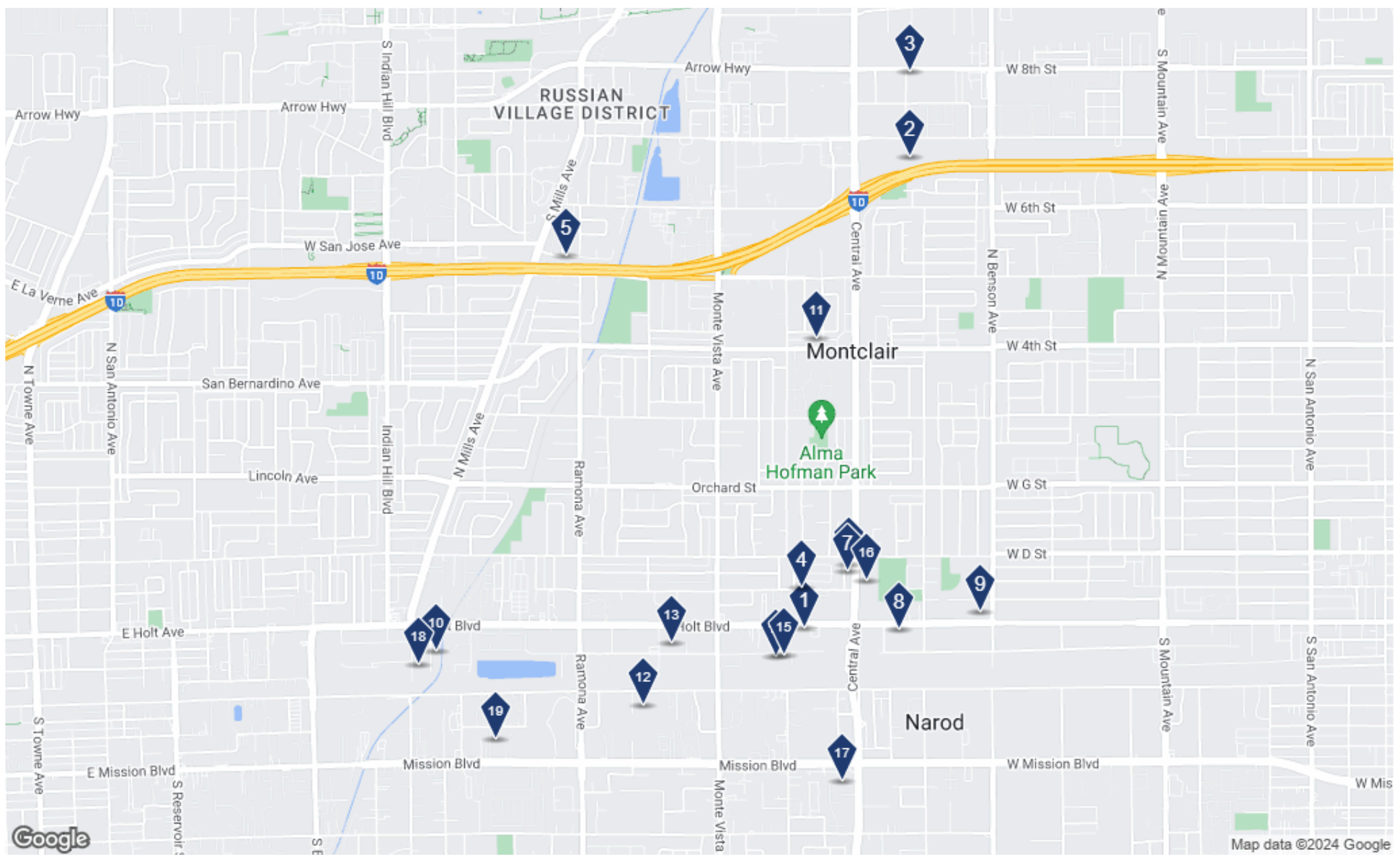
**City of Montclair**

5111 Benito St  
Montclair, CA 91763

**Mikey Fuentes**

Director of Economic Development  
(909) 625-9497 (phone)  
(909) 621-1584 (fax)  
[mfuentes@cityofmontclair.org](mailto:mfuentes@cityofmontclair.org)

# Property Map Overview



**1 5455 Arrow Hwy**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Land**  
Building Status: **Existing**  
Building Size: -  
Land Area: **0.46 AC**  
Stories: -

Space Avail: **0 SF**  
Max Contig: **0 SF**  
Smallest Space: -  
Rent/SF/Yr: **For Sale Only**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**2 5125 Bandera St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Multi-Family/Apartments**  
Building Status: **Built 1963**  
Building Size: **10,044 SF**  
Land Area: **0.71 AC**  
Stories: **1**

Space Avail: **0 SF**  
Max Contig: **0 SF**  
Smallest Space: -  
Rent/SF/Yr: **For Sale Only**  
% Leased: **0%**

Expenses: **2022 Tax @ \$5004.25/Unit, 2013 Est Tax @ \$2395.83/Unit; 2022 Ops @ \$2937.75/Unit**

Parking: **36 Surface Spaces are available; Ratio of 1.96/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

**3 4475-4485 Bonnie Brae St - Bonnie Brae Cottages**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Multi-Family/Apartments**  
Building Status: **Built 1962**  
Building Size: **9,584 SF**  
Land Area: **0.33 AC**  
Stories: **2**

Space Avail: **0 SF**  
Max Contig: **0 SF**  
Smallest Space: -  
Rent/SF/Yr: **For Sale Only**  
% Leased: **0%**

Expenses: **2021 Tax @ \$1092.25/Unit**

Parking: **1 Surface Spaces are available; 3 Covered Spaces are available; Ratio of 0.42/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

**4 4776 Brooks St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Land**  
Building Status: **Existing**  
Building Size: -  
Land Area: **0.88 AC**  
Stories: -

Space Avail: **36,315 SF**  
Max Contig: **0 SF**  
Smallest Space: -  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**5 5061 Brooks St - Bldg C - Montclair Industrial Park**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Warehouse**  
Building Status: **Built 1977**  
Building Size: **18,550 SF**  
Land Area: **1 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.97/sf**  
Parking: **34 Surface Spaces are available; Ratio of 1.83/1,000 SF**

Space Avail: **18,550 SF**  
Max Contig: **18,550 SF**  
Smallest Space: **18,550 SF**  
Rent/SF/Yr: **For Sale Only**  
% Leased: **100%**



Landlord Rep: **Cushman & Wakefield / Sid Osborn (909) 942-4644 / Hector Vargas (909) 942-4611 -- 18,550 SF (18,550 SF)**

**6 5091 Brooks St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Warehouse**  
Building Status: **Built 1980**  
Building Size: **8,400 SF**  
Land Area: **0.41 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.53/sf**  
Parking: **14 Surface Spaces are available; Ratio of 1.66/1,000 SF**

Space Avail: **8,400 SF**  
Max Contig: **8,400 SF**  
Smallest Space: **8,400 SF**  
Rent/SF/Yr: **For Sale Only**  
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

**7 10340-10368 Central Ave**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Retail Building**  
Building Status: **Built 1964**  
Building Size: **13,370 SF**  
Land Area: **0.65 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.07/sf; 2014 Ops @ \$0.56/sf**  
Parking: **25 Surface Spaces are available; Ratio of 1.87/1,000 SF**

Space Avail: **0 SF**  
Max Contig: **0 SF**  
Smallest Space: **-**  
Rent/SF/Yr: **For Sale Only**  
% Leased: **100%**



Landlord Rep: **Catalyst Retail / Chase Harvey (909) 406-4000 X2**

**8 10340 Central Ave - Drive Thru Ground Lease**

Montclair, CA

San Bernardino County

Building Type: **Land**  
Building Status: **Existing**  
Building Size: **-**  
Land Area: **0.32 AC**  
Stories: **-**

Space Avail: **13,730 SF**  
Max Contig: **0 SF**  
Smallest Space: **-**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**9 10385 Central Ave - Enterprise**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Auto Dealership**  
Building Status: **Built 1986**  
Building Size: **16,533 SF**  
Land Area: **2.39 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.65/sf; 2011 Ops @ \$8.17/sf**  
Parking: **100 Surface Spaces are available; Ratio of 5.71/1,000 SF**

Space Avail: **16,533 SF**  
Max Contig: **16,533 SF**  
Smallest Space: **16,533 SF**  
Rent/SF/Yr: **For Sale Only**  
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

**10 10986 Central Ave - High Traffic Corner Lot**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Land**  
Building Status: **Existing**  
Building Size: -  
Land Area: **0.86 AC**  
Stories: -

Space Avail: **0 SF**  
Max Contig: **0 SF**  
Smallest Space: -  
Rent/SF/Yr: **For Sale Only**  
% Leased: **0%**



Landlord Rep: **CBRE / Joseph Miller (949) 725-8665**

**11 5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**  
Building Status: **Built 2006**  
Building Size: **12,453 SF**  
Typical Floor Size: **12,453 SF**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.86/sf**  
Parking: **63 Surface Spaces are available; Ratio of 5.06/1,000 SF**

Space Avail: **8,568 SF**  
Max Contig: **4,394 SF**  
Smallest Space: **1,311 SF**  
Rent/SF/Yr: **\$21.00**  
% Leased: **64.7%**



Landlord Rep: **NAI Capital, Inc. / Lidia Talavera (909) 243-7604**

Leasing Company: **Treelane Realty / Wendy Wong (626) 244-1294 Katherine Quach (626) 617-1991 -- 4,394 SF (4,394 SF)**  
**NAI Capital Commercial / Lidia Talavera (909) 243-7604 -- 4,174 SF (1,311-2,863 SF)**

**12 5407 Holt Blvd**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**  
Building Status: **Built 1981**  
Building Size: **36,352 SF**  
Land Area: **1.97 AC**  
Stories: **1**

Space Avail: **36,352 SF**  
Max Contig: **36,352 SF**  
Smallest Space: **36,352 SF**  
Rent/SF/Yr: **For Sale Only**  
% Leased: **100%**

Expenses: **2021 Tax @ \$1.18/sf**  
Parking: **95 Surface Spaces are available; Ratio of 2.48/1,000 SF**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Mark White (909) 373-2727**

Leasing Company: **Centaline Investment Inc / Jun Zhou (626) 238-8643 -- 36,352 SF (36,352 SF)**

**13 5660 Holt Blvd - Sizzler**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Restaurant**

Building Status: **Built 1962**

Building Size: **3,369 SF**

Land Area: **0.43 AC**

Stories: **1**

Expenses: **2021 Tax @ \$2.47/sf**

Parking: **36 Surface Spaces are available; Ratio of 10.69/1,000 SF**

Space Avail: **3,369 SF**

Max Contig: **3,369 SF**

Smallest Space: **3,369 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**14 10643-10673 Mills Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront  
Retail/Office (Strip Ctr)**

Building Status: **Built 1956**

Building Size: **14,376 SF**

Land Area: **0.90 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.37/sf, 2004 Est Tax @ \$0.88/sf; 2004 Est Ops @ \$0.86/sf**

Parking: **30 Surface Spaces are available; Ratio of 2.20/1,000 SF**

Space Avail: **13,650 SF**

Max Contig: **13,650 SF**

Smallest Space: **13,650 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **100%**



Landlord Rep: **Masters Realty Eastern Group / Steve Kang (909) 720-2000**

Leasing Company: **Keller Williams Costa Mesa / Tina Zeng (949) 891-1885 -- 13,650 SF (13,650 SF)**

**15 4238 Mission Blvd**

**AKA 4252 Mission Blvd**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Land**

Building Status: **Existing**

Building Size: **-**

Land Area: **3.03 AC**

Stories: **-**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**16 5391-5467 Moreno St - Montclair East Shopping Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront  
(Community Ctr)**

Building Status: **Built 1993**

Building Size: **135,980 SF**

Land Area: **9.56 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.38/sf, 2016 Est Tax @ \$1.41/sf; 2010  
Ops @ \$1.58/sf**

Parking: **515 Surface Spaces are available; Ratio of  
3.79/1,000 SF**

Space Avail: **24,000 SF**

Max Contig: **24,000 SF**

Smallest Space: **12,000 SF**

Rent/SF/Yr: **\$19.20/nnn**

% Leased: **82.4%**



Landlord Rep: **Ashwill Associates Commercial Real Estate / Justin Hugron CCIM (949) 216-0469 / William Hugron (714) 704-4558 -- 24,000 SF (12,000-24,000 SF)**

**17 10601 Oak Glen Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**

Building Status: **Built 2020**

Building Size: **11,300 SF**

Land Area: **0.90 AC**

Stories: **2**

Space Avail: **11,300 SF**

Max Contig: **11,300 SF**

Smallest Space: **11,300 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**18 5184 San Bernardino St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Multi-  
Family/Apartments**

Building Status: **Built 1959**

Building Size: **10,438 SF**

Land Area: **0.19 AC**

Stories: **2**

Expenses: **2021 Tax @ \$1452.82/Unit**

Parking: **6 One-Car Garage Spaces are available; Ratio of  
1.04/1,000 SF**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*



Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**  
Building Status: **Built 2000**  
Building Size: **26,295 SF**  
Land Area: **1.35 AC**  
Stories: **2**  
Expenses: **2021 Tax @ \$1.04/sf**  
Parking: **40 Surface Spaces are available; Ratio of 1.52/1,000 SF**

Space Avail: **26,295 SF**  
Max Contig: **26,295 SF**  
Smallest Space: **26,295 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*